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11 Attorneys for Secured Creditor
 12 ONEWEST BANK, FSB

13 UNITED STATES BANKRUPTCY COURT
 14 EASTERN DISTRICT OF CALIFORNIA
 15 SACRAMENTO DIVISION

16 In re

Case No. 12-22149

17 CAPTAIN'S TABLE HOTEL, LLC,

Chapter 11

18 Debtor.

DCN: WWH-002

19 **DECLARATION OF DONNA WHITAKER**
 20 **IN SUPPORT OF ONEWEST BANK, FSB'S**
 21 **MOTION FOR AN ORDER (1)**
 22 **DISMISSING THE CHAPTER 11 CASE**
 23 **FOR CAUSE; OR, IN THE ALTERNATIVE,**
 24 **(2) FOR RELIEF FROM THE AUTOMATIC**
 25 **STAY**

26 Date: March 14, 2012
 27 Time: 10:00 a.m.
 28 Place: Courtroom 35
 501 I Street, Suite 3-200,
 Sacramento, California
 Judge: Hon. Christopher Klein

29 I, Donna Whitaker, hereby declare and state as follows:

30 1. I am an individual over the age of eighteen years and a resident of Sacramento
 31 County, California. All facts set forth herein are true and correct. If called to testify in this matter,
 32 I could and would competently testify thereto under oath.

33 2. I am a Director with CBRE Valuation & Advisory Services ("CBRE") and I am a
 34 Certified General Real Estate Appraiser. My California State Appraiser's Certificate Number is
 35 AG014179. A copy of my qualifications statement is attached hereto as Exhibit 1.

1 3. As indicated in my qualifications statement, I have been a real estate appraiser for
2 twenty (20) years. I have extensive experience in appraising real estate developments, including
3 multi-family developments, hotels and resort properties. I am familiar with the Sacramento
4 metropolitan region, comprised of Yolo, El Dorado, Placer, and Sacramento counties, and have
5 previously appraised real estate in the area.

6 3. In January 2012, CBRE was retained by OneWest Bank, FSB ("OneWest"), to
7 appraise that certain hotel commonly referred to as 4350 Riverside Boulevard, Sacramento,
8 California, consisting of a 100 room boutique hotel, as more particularly described in my appraisal
9 report accompanying this declaration (the "Property").

10 4. On or about February 6, 2012, I delivered my appraisal report of the Property to
11 OneWest. Attached hereto as Exhibit 2, and incorporated herein by this reference, is a true and
12 correct copy of the appraisal report. As indicated in my appraisal report, I have concluded that the
13 "as is" market value of the Property, as of January 27, 2012, is \$13.2 million, subject to all of the
14 conditions, qualifications, and limitations set forth in the appraisal report.

15 5. As part of my appraisal, I evaluated the highest and best use of the Property. I
16 have concluded that the highest and best use of the Property is to continue its operation as a full
17 service hotel.

18 I declare under penalty of perjury under the laws of the United States of America that the
19 foregoing is true and correct.

20 Executed this 29th day of February, 2012, at Sacramento, California.

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24 Donna Whitaker
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